

June 1, 2004

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, June 1, 2004 at 6:00 p.m. in the Courthouse Annex VI Superior Courtroom, 116 South Broad Street, Monroe, Ga. Those present included Chairman Kevin Little, Commissioners Clinton Ayers, Michael Turner, Phil Green, Lamar Palmer, Gerald Atha and John Robinson, County Clerk Leta Talbird, County Attorney Ken Lander, Financial Officer Merridy McDaniel and Planning Director Mike Martin. A list of citizens and other employees in attendance at this meeting is on file in the auxiliary file under this meeting date.

Andy Malcom came before the Board to discuss concerns regarding development of a piece of property that is in the Hard Labor Creek Reservoir Watershed Protection Area.

Chairman Little called the meeting to order at 6:15 p.m. and led those present in the Pledge of Allegiance. Commissioner Green opened the meeting in prayer.

Commissioner Ayers made a motion to adopt the agenda as presented, with requested additions. Commissioner Turner seconded the motion. All voted in favor.

The Board considered a budget amendment and addition to the County's fixed assets for reprogramming of the 911 radio code. Commissioner Turner made a motion to approve the budget amendment and addition to the fixed assets. Commissioner Palmer seconded the motion; voted and carried unanimously.

The Board held a kick-off public hearing for the Impact Fee Program. Bill Ross of Ross & Associates gave out a schedule of key events for the program.

The Board considered appointments to the Impact Fee Advisory Committee. Bill Ross reviewed State requirements regarding the makeup of the Committee. Each Commissioner nominated a person from their district and two persons at large. Commissioner Atha made a motion to appoint the following persons: District 1 - Phillip Haulk, District 2 - Larry Garner, District 3 -Ken Shelnett, District 4 – Bill Stone, District 5 – Carrol Dukes, Chairman's Nominee – James Hester, At-Large – Blaine Sorrow & At-Large-Jack Chandler. Commissioner Green seconded the motion; voted and carried unanimously.

Joe Watkins of Carter Watkins Associates reviewed a lighting agreement with Monroe Utilities Network for exterior lighting for the new jail addition.

Commissioner Ayers stated that the County needs to negotiate with the utility company on the cost of the lights and associated maintenance. Commissioner Turner made a motion to table a decision on the matter. Commissioner Palmer seconded the motion. All voted in favor.

Mr. Watkins presented a narrative from The Potts Company regarding their proposal for courtroom benches for the new government building. Commissioner Ayers suggested the Chairman get together with the judges regarding whether or not the benches should be upholstered. Commissioner Turner made a motion to table a decision on the matter. Commissioner Palmer seconded the motion; voted and carried unanimously.

The Board considered a fireworks display contract with Pyrotecnico for the 4<sup>th</sup> of July Fireworks Celebration. The cost of the fireworks will be paid

from private donations. Commissioner Ayers thanked Planning Director Mike Martin for raising the funds for the fireworks. Commissioner Turner made a motion to approve the contract contingent upon review by the County Attorney. Commissioner Palmer seconded the motion. All voted in favor.

Benjie Brumbelow of The Facilities Group gave an overview of the draft of the County-wide Parks & Recreation Master Plan.

The Board considered a Planning Commission recommendation to approve a rezone request from A-1 to B-2 for Brown Oil Properties. The effected property is located on Hwy 81 and is further identified on WC Tax Map C 36, Parcel 3 Split. The purpose of the request is to rezone 3.00 +/- acres for a carwash. Chairman Little opened the public hearing on the matter. Mark Sisk, representing the applicant, came before the Board in support of the rezone. There was no one present in opposition. Chairman Little closed the public hearing on the matter. Commissioner Ayers made a motion to approve the rezone. Commissioner Green seconded the motion; voted and carried unanimously.

The Board considered a Planning Commission recommendation to approve a rezone request from A-1 & R-1 to R-1 for Exquisite Development, LLC. The effected property, owned by Randel K. & Mary B. Lance, is located on Navaho Trail and is further identified on WC Tax Map C 165, Parcels 65 & 66. The purpose of the request is to rezone 20.89 acres to R-1 to develop a residential subdivision. Chairman Little opened the public hearing on the matter. Attorney Gene Benton, representing the applicant, came before the Board in support of the rezone. He reserved the applicant's Constitutional rights for the record. There was no one present in opposition to the rezone. Chairman Little closed the public hearing on the matter. Commissioner Palmer made a motion to approve the rezone. Commissioner Atha seconded the motion. Commissioners Ayers, Green, Palmer and Atha voted in favor. Commissioner Turner opposed the motion. The motion carried 4-1.

The Board considered a Planning Commission recommendation to approve a rezone request from A-1 to A-2 with Green Space Overlay for Central Georgia Development. The effected property, owned by William Chapman & Earl Boyd, is located on Hickory Grove Church Road and is further identified on WC Tax Map C 72, Parcels 35, 69 & 70. the purpose of the request is to rezone 281 acres for a single family residential subdivision. Chairman Little opened the public hearing on the matter. David Willet, representing Central Georgia Development, came before the Board in support of the rezone. Nevin Treadway, Greg Reagen, David Murphy and Penny Barnette spoke in opposition to the rezone, citing problems with water pressure, water runoff, increase in traffic, concerns for wildlife and increase in number of children who will have to attend school as reasons for opposition. After rebuttal by Mr. Willet, Chairman Little closed the public hearing on the matter. Commissioner Atha made a motion to approve the rezone with the conditions agreed to by the developer: 1. Minimum heated square footage of each residence to be 2000 sq. ft. 2. All brick or rock fronts on each residence. 3. No vinyl siding allowed on residences. 4. Sidewalk required within proposed subdivision. 5. 50-ft. non-disturb buffer along adjacent property of Jim Drown of approximately 1,250 ft. 6. 100-ft Tree-Save buffer along Hickory Grove Church Road, construction of roads and right of way exempt. 7. All underground utilities. 8. Typical field fencing with wood post to be constructed between development and eastern property line of owners Jim Drown and Glenn Blattner, to run approximately 2,350 ft. from Hickory Grove Church Road, clearing and staking of fence line to be done by Jim Drown and Glenn Blattner. Commissioner Ayers seconded the motion. Commissioner Atha amended his motion to include clearing and grading at the entrance as required by the Roads & Bridges Department. Commissioner Ayers seconded the amended motion. All voted in favor.

The Board considered a Planning Commission recommendation to approve a rezone request from B-2 to B-3 for Gene Burgess. The effected property, owned by J. Wayne Shirley, is located at 2212 Hwy. 78 & Lowry Road and is further identified on WC Tax Map C 61, Parcel 159. The purpose of the request is to rezone 4.332 acres for automotive, major repair/maintenance; professional offices and automotive, minor repair/maintenance. Chairman Little opened the public hearing on the matter. Gene Burgess came before the Board in support of the request. There was no one present in opposition to the rezone. Chairman Little closed the public hearing on the matter. Commissioner Ayers made a motion to approve the rezone. Commissioner Turner seconded the motion; voted and carried unanimously.

At 7:40 p.m., Commissioner Robinson entered the meeting.

The Board considered Planning Commission recommendations to approve amendments to the Walton County Land Development Ordinance.

Commissioner Turner made a motion to approve amendment OA04040007-An Ordinance To Amend Article 4 Part 2 Section 130 B. Commissioner Ayers seconded the motion. All voted in favor.

Commissioner Green made a motion, seconded by Commissioner Turner, to approve amendment OA04040010-An Ordinance to amend Article 6 Private Drive Subdivision. All voted in favor.

Commissioner Robinson made a motion, seconded by Commissioner Green, to approve amendment OA04040012-An Ordinance to amend Article 11, Part 2 Section 130 B. All voted in favor.

Commissioner Turner made a motion, seconded by Commissioner Palmer, to approve amendment OA04040013-An Ordinance to amend Article 11 Part 2 Section 150 G(3), G(6) and add H. All voted in favor.

Commissioner Robinson made a motion, seconded by Commissioner Green, to approve amendment OA04040014-An Ordinance to amend Article 11 Part 2, Add Sections 230, 240 & 250. All voted in favor.

Commissioner Turner made a motion, seconded by Commissioner Palmer, to approve amendment OA04040015-An Ordinance to amend Article 9 Section 200. All voted in favor.

Commissioner Robinson made a motion to allow public comment on three proposed amendments to the Walton County Land Development Ordinance. Commissioner Atha seconded the motion; voted and carried unanimously.

Andy Malcom and John Shay expressed their concerns regarding proposed amendments reducing the number of lots allowed to be developed on public sewer.

Commissioner Robinson made a motion to table decisions on the Planning Commission's recommendation to deny the following Ordinance amendments in order for the Board to have time to consider the input received: OA04040008-An Ordinance to amend Article 4 Part 3 Section 160, OA04040009-An Ordinance to amend Article 4 Part 2 Section 120 B (4) C & OA04040011-An Ordinance to amend Article 4 Part 1 Section 140 E (1). Commissioner Green seconded the motion. Commissioners Ayers, Green, Palmer, Atha and Robinson voted in favor. Commissioner Turner opposed the motion. The motion carried 5-1.

At 7:55 p.m., Commissioner Green made a motion, seconded by

Commissioner Ayers, to adjourn the meeting. All voted in favor.

All documents of record for this meeting are on file in either the addendum book or auxiliary file under this meeting date.

<u>KEVIN W. LITTLE, CHAIRMAN</u>	<u>LETA P. TALBIRD, CLERK</u>
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<u>CLINTON AYERS, DISTRICT 1</u>	<u>MICHAEL TURNER, DISTRICT 2</u>
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<u>HARRY P. GREEN, DISTRICT 3</u>	<u>LAMAR PALMER, DISTRICT 4</u>
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<u>GERALD ATHA, DISTRICT 5</u>	<u>JOHN ROBINSON, DISTRICT 6</u>
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